



## Planning Commission Meeting Minutes

Wednesday, August 4, 2021

at 7:00PM

**Open of the Meeting:** Chair Andy Lane, called the meeting to order at 7:01 pm.

**Roll Call:** Steven Booher, Angie Harrison, Colin Forsyth, Alison Miller, Pete Olson, Andy Lane and Kenny Renner-Singer

**City Staff:** Maggie Boles, Senior Planner; Nichole Perry, Assistant Planner

**Council Members:** Sharon Waters

**Community Present:** Strode Weaver, Kim Tobiason, Paula Strozyk, Denise Pinkham, Sally's iPad, Jordan McDevitt and two undisclosed phone numbers

**Review and Approval of Minutes:** July 7, 2021 meeting minutes were reviewed. Motion to approve by Commissioner Booher; seconded by Commissioner Harrison. Motion carried by all.

Chair Lane requested an overview of the previous minutes due to his absence. Ms. Boles provided an overview of the July 7<sup>th</sup> meeting and the main discussion topics.

### Housing Recommendation Phase II Review

Mrs. Boles discussed Phase II recommendations, which included flexibility of driveway access and on-site parking, review of setbacks and lot coverage for accessory dwellings. The Commission began reviewing the following specific topics:

#### a. Driveway & Parking (Residential Zones)

- Discussed in detail, options for a parcel to have more than one access point with some standards such as additional landscaping, minimum distances between driveways, etc. The current code does not allow shared driveways, only allows for one access point per parcel and only allows for pavement of 50% of the lot width.
- Commissioner Miller stated that flag lots and zero lot lines should be the exception to have shared driveways. Chair Lane is in favor of shared driveways. Commissioner Booher is in favor of shared driveways but suggested it only be between two lots rather than four. Commissioner Olson is not in favor of more than one driveway, but stated it could possibly work for corner lots. Commissioner Renner-Singer would like to know more information on the benefits of having multiple driveways.
- Additional research is required to make a decision. The Commission agreed to table the discussion until next month.

### Housing Recommendation Phase I Review – (review of lot sizes)

Mrs. Boles discussed Phase I recommendations and presented the proposed draft code amendments. This included consideration of the following:

#### a. Consider change RL 12 to RL 8

- This would impact three areas: South of Ranger Road through Poplar Street (12 parcels – 24 acres – mostly wetland; East Leavenworth Rd (UGA – 38 parcels – 1 acres); and Riverbend Drive (UGA – 41 parcels – 24 acres).
- This change is anticipated to streamline code, but not create a significant increase in the number of lots, due to the wetlands and existing development in these three areas.

#### b. Consider change RL 10 to RL 8

- The RL 10 district, primarily located in the Urban Growth Area, has the most land available for potential development/infill. Commission asked for a more realistic number of potential development, by excepting out critical areas and land necessary for infrastructure.

**c. Consider change RL 6 to RL 3**

- The Commission discussed the proposed change and the potential for having both RL 6 and RL 3 zoning districts; RL3 being those lots located within the historic platted lot areas with existing lot sizes less than 6,000 square feet and RL 6 being the remainder of the lots with 6,000 sq ft and greater lot sizes. Staff will provide a zoning map with the historic lots in an overlay for the Commission to review at the next meeting.
- Would like 30-foot minimum lot width for all lots, including corner lots. Corner lots less than 6,000 sq ft only require a 5-foot street side yard setback, so the increased width on a corner is unnecessary.

**d. Remove duplex lot size requirement**

- The Commission was in favor of this update. Currently, accessory dwelling units (ADUs) are permitted outright in residential zones without a lot size requirement. Removal of the lot size requirement for duplexes (a second dwelling unit) would create code consistency.
- Discussed considering a reduced height for duplex dwellings, to alleviate some neighborhood concerns with the “bulk” of this type of development.
- Commissioner Booher requested that the definition of duplex include, “on a single lot” to distinguish the difference between a duplex and zero lot line development.

**e. Consider triplex development in residential zones**

- Discussed the need for additional housing types in the residential zones. Discussed the need for development standards for duplex dwelling units.
- Reviewed the proposed code amendments. The Commission requested removal of the first sentence in LMC 18.36.043(1) “the overall building size shall not exceed the buildable area.” The Commission agreed that lot coverage, building height, and setbacks will be sufficient to address the size. The Commission discussed allowing for a variance from development standards for triplexes, but not administrative deviation.
- Commissioner Booher requested that the definition of triplex also include, “on a single lot” to distinguish the difference between a duplex and zero lot line development.
- Discussed the need for accessible units in triplexes and it was determined that at least one must be accessible, unless constructed as townhomes.
- The Commission requested sample codes and more specific design standards, with pictures, to address this type of development.

**f. Consider cottage housing development in residential zones**

- Did not have time to review the proposed code amendment; Will continue to discuss cottage housing at the next meeting.

**Adjournment:** Meeting was adjourned by Chair Lane at 9:05 pm.

*(Meeting recording available on request)*

Respectfully Submitted,

Nichole Perry, Planner  
City of Leavenworth